

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, October 16, 2018, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton & Vannoy, Messrs. Bragg, Farmer, Ruppen and Stuber

Absent: Messrs. Economos, Mitch and Rosatone

Staff: Lance Grable Director, B C Office of Planning and Redevelopment – absent at PA APA Conference
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Sandie Egley, BOC, and Heather Humbert and Alex Veto, both of BC Conservation District

Approval of previous meeting minutes

A motion was made by Ms. Charlton and seconded by Mr. Farmer to approve the minutes of the September 18, 2018 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report.

Floodplain – Dan attended the PA Assn of Floodplain Mngrs Annual Conference in Harrisburg on Sept 18-19, 2018.

EPA Brownfields Grant – Tish Corbett emailed stating that as of 9-4-18, \$536,693.31 of the \$600,000 grant has been used.

GIS Update – Nothing to report.

Eagle View Pictometry – A Virtual Classroom or Webinar training will be scheduled for other BC Depts. AccuPlus tiles and area wides are complete and were shipped 10-1-18. Staff working with Jeremy of Michael Bake on moving the new Ortho Aerials onto the server.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – 10-2-18 a meeting was held at SPC.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report. Staff continues to seek funding for this project.

Subdivision Ordinance – Nothing to report.

Census 2020 – Nothing to report.

Transportation – Joe returned the executed contract to SPC for the Unified Planning Work Program (UPWP).

NEW BUSINESS **Development**

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Dollar General Plan (MSP Properties) - Harmony Twp 3 Lots

After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to Harmony Twp. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Marks Krasicki Plan - Industry Boro 3 Lots

After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Stuber to accept staff comments and forward to Industry Boro. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Spade-Odell Plan - New Sewickley Twp

Proposed Land Developments

Proposed Land Developments (No Municipal Subdivision Ordinance)

Harmony Twp – Dollar General (MSP Properties LD) - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to Harmony Twp. Motion carried unanimously.

Proposed Land Developments

Center Twp – The Bluffs LD; & Hopewell Twp – Bet Tech Bldg #5 LD - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Stuber to accept staff comments and add a comment in the Bluffs LD letter ensuring the stability of the development, and to forward both letters to the respective municipalities. Motion carried unanimously. A motion was made by Ms. Charlton and seconded by Mr. Bragg to add a second comment in the Bluffs LD letter, questioning consistency with the current BC Comp Plan regarding impeding the view of the river, and forward to Center Twp. Motion carried unanimously.

Proposed Act 537 Revision – Sewage Facilities Planning Modules

New Sewickley Twp - Spade-Odell Plan of Lots - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Farmer to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Encroachment Permits

Marion Twp – ETC Northeast Field Services, LLC – Zahn 8" Pipeline Project

NPDES Permits

Aliquippa City – Aliquippa Mun Water Auth – Permit for the Aliquippa Sewage Treatment Plant Project.

Brighton Twp – Maronda Homes, Inc. – Aspen Fields PRD Project

Center & Potter Twps – Center Twp Sanitary Auth – The Bluffs at Glade Path Gravity Sewer Project

Darlington Twp – American Transmission Systems, Inc. – New Castle-State Line 69 kV Transmission Line Project

South Heights Boro – MA Beech Corp – Phillips Station Property Fill Site Project

Oil & Gas Permits

Economy Boro – PennEnergy Resources, LLC – PER B46 Project (Wells 1H,2H,3H,4H,5H,6H,7H,8H,9H & 10H).

Marion Twp – PennEnergy Resources, LLC – Request to sample private water supply-water quality assessment – Well Pad B46.

Solid Waste Permits

Hanover Twp – Alex E. Paris Contracting Co - Paris Flyash Site – Renewal Permit – Permit No. 300936

Water Quality Permits

Aliquippa City – Creswell Heights Joint Auth – Installation of submersible potable water storage tank mixers project

Water Supply Permits

Harmony Twp – PennEnergy Resources, LLC – Water Quality Assessment – PennEnergy Well Pad B46 Project

Shippingport Boro – Shippingport Boro - Midland Interconnect and Wells/Former Water Treatment Plant Abandonment Project

Other

DEP 9-6-18 letter – Tech Rev of Addenda – Form 6R – Closure Plan Modific– Horsehead Residual Waste Landfill– Potter Twp

OTHER

Consistency Letters

- Maronda Homes Inc. – Aspen Fields PRD – Brighton Twp & NPDES Permit (R)
- American Transm Systems – New Castle-State Line 69 kV Transm Line Project & NPDES Permit – Darlington Twp (R)
- M.A. Beech Corp – Phillips Station Property Fill Site Project – South Heights Boro & NPDES Permit (R)
- Shippingport – Midland Interconnect & Wells/Former Water Treatment Plant Abandonment & Water Supply Permit (A)
- Center Twp Sanitary Auth – The Bluffs at Glade Path Gravity Sewer Project – Center/Potter Twps & NPDES Permit (A)

After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to ratify/accept the letters. Motion carried unanimously.

Miscellaneous/Informational

- Nomination of Board Officers for 2019 – The Board will appoint a nominating committee to recommend officers for 2019-2020, keeping in mind that the Chairman and Vice Chairman should have a schedule that allows them to attend most BCPC meetings.
- Board Members' terms expiring 12/31/2018 are - Ms. Charlton, Mr. Bragg and Mr. Farmer – Joe will talk with them to see if they would like to continue serving on the BCPC Board and submit a letter of such to the BC BOC.
- Mylars with substantial changes (language) – submitted for BCPC signature – Atty Orr is developing language for this.
- BCPC Mission Statement – for the board's review. Mr. Ruppen asked Joe to email the mission statement to the board members.

Adjournment

There being no further business, Mr. Bragg made the motion to adjourn and Mr. Farmer seconded. Motion carried unanimously and the meeting was adjourned.